

011.A

Map

0001

Block

0418.0

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised: 326,400 / 326,400

USE VALUE: 326,400 / 326,400

ASSESSed: 326,400 / 326,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

OWNERSHIP

Owner 1:	BRENTWOOD REALTY PARTNERS LLC				
Owner 2:					
Owner 3:					
Street 1:	60 PLEASANT ST #G12				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	02476	Type:			

PREVIOUS OWNER

Owner 1:	CARR DAVID W/EXECUTOR -		
Owner 2:	ESTATE OF DAVID P WILFERT -		
Street 1:	4 NEWMAN WAY		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6031																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	326,400			326,400
Total Card	0.000	326,400			326,400
Total Parcel	0.000	326,400			326,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	455.87	/Parcel:	455.8

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	317,200	0	.		317,200	317,200	Year End Roll	12/18/2019
2019	102	FV	268,000	0	.		268,000	268,000	Year End Roll	1/3/2019
2018	102	FV	221,900	0	.		221,900	221,900	Year End Roll	12/20/2017
2017	102	FV	206,500	0	.		206,500	206,500	Year End Roll	1/3/2017
2016	102	FV	206,500	0	.		206,500	206,500	Year End	1/4/2016
2015	102	FV	186,400	0	.		186,400	186,400	Year End Roll	12/11/2014
2014	102	FV	163,700	0	.		163,700	163,700	Year End Roll	12/16/2013
2013	102	FV	163,700	0	.		163,700	163,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX	61727-307		5/2/2013	Mult Lots	12,465,000	No	No		
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots	99	No	No		
	18071-350		4/1/1987			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Legal Description

User Acct

149422

GIS Ref

GIS Ref

Total Land:

Land Unit Type:

Entered Lot Size

Insp Date

10/11/17

!1125!

PRINT

Date

Time

12/10/20

16:47:53

LAST REV

Date

Time

04/26/18

11:41:58

mmcmakin

1125

PAT ACCT.

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:

149422

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

